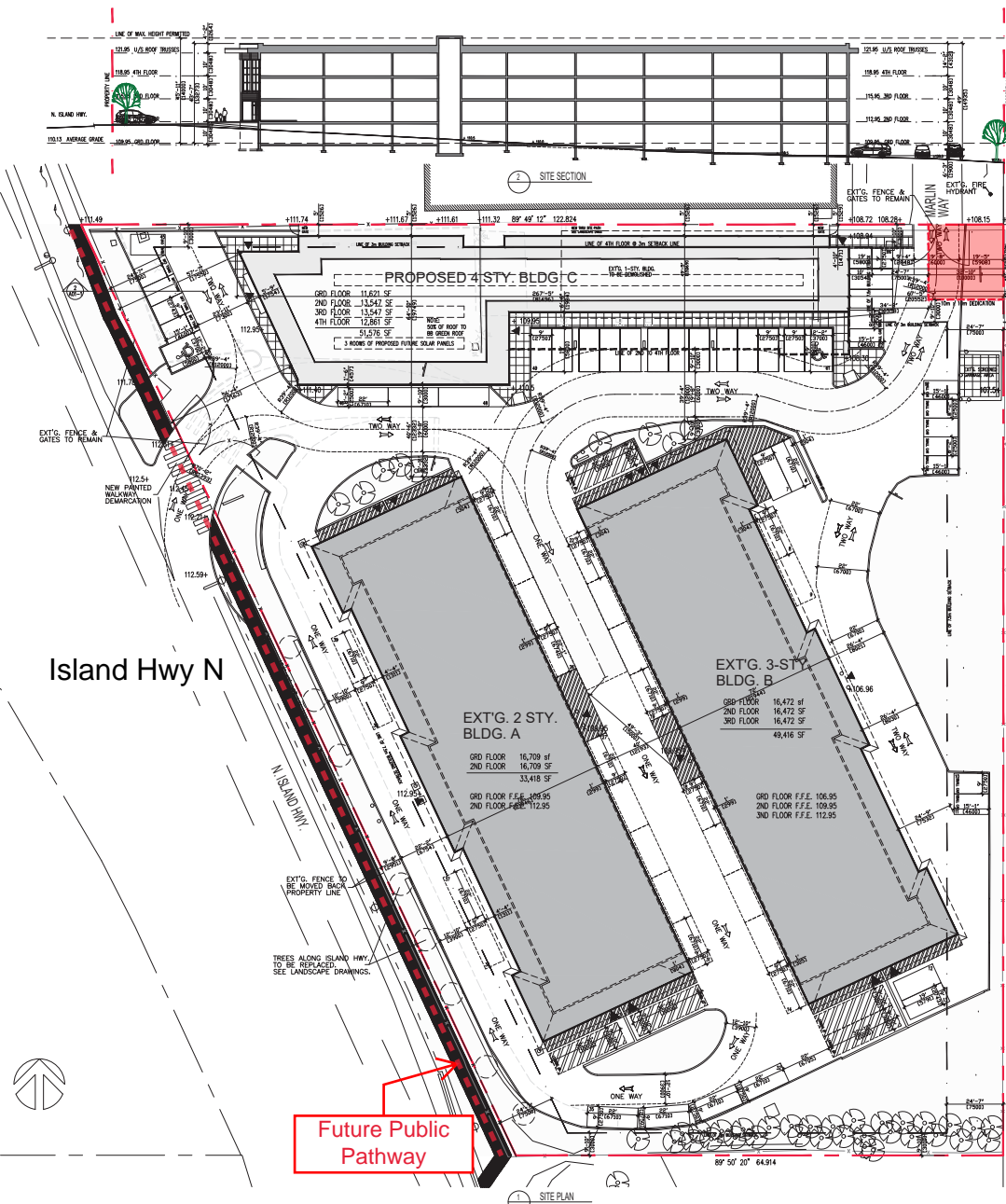
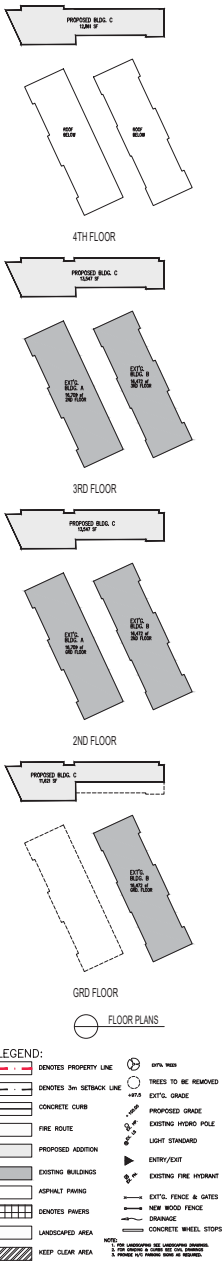


ATTACHMENT B CONCEPTUAL SITE PLAN



SITE DATA:

ZONING: C04 NORTH NANAIMO URBAN CENTRE
 CIVIL ADDRESS: 6450 N ISLAND HWY.
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807
 SITE AREA: 125,166 sf (11,628.29sqm)
 1076 sf (100sqm) DEDICATION
 124,090 sf (11,528.29sqm)

BUILDING AREA:

BUILDING A: 16,709 sf
 BUILDING B: 16,472 sf
 BUILDING C: 12,475 sf
 45,656 sf

COVERAGE:

Proposed: 50% (5 x 1)
 EXTG. BLDG. A: 16,709 sf
 EXTG. BLDG. B: 16,472 sf
 PROPOSED BLDG. C: 13,547 sf
 46,728 sf / 124,090 sf x 100 = 38% Proposed

DENSITY:

Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)
 Proposed: 134,410 sf = 1.08 Proposed
 124,090 sf

G.F.A.:

EXTG. BUILDING A: GRD FLOOR 16,709 sf
 2ND FLOOR 16,709 sf
 33,418 sf / 3,105 sqm

EXTG. BUILDING B: GRD FLOOR 16,472 sf
 2ND FLOOR 16,472 sf
 3RD FLOOR 16,472 sf
 49,416 sf / 4,591 sqm

PROPOSED BUILDING C: GRD FLOOR 11,622 sf
 2ND FLOOR 13,547 sf
 3RD FLOOR 13,547 sf
 4TH FLOOR 12,861 sf
 51,576 sf / 4,791 sqm
 134,410 sf / 12,487 sqm

REQUIRED PARKING:

MINI STORAGE:
 1 SPACE PER 200sqm (2152sf) OF GROSS FLOOR AREA
 3 LOADING SPACES FOR 4,650sqm + 1 PER ADDITIONAL 4,650sqm

OFFICE:
 1 SPACE PER 22sqm (236.8sf) OF GROSS FLOOR AREA

PARKING CALC.:

EXTG. BUILDING A: 33,418 sf / 2152 sf = 16 SPACES
 EXTG. BUILDING B: 49,416 sf / 2152 sf = 23 SPACES
 PROPOSED BUILDING C: 49,914 sf / 2152 sf = 24 SPACES
 OFFICE: 1,662 sf / 236.8 sf = 7 SPACES
 70 SPACES

PARKING:

Provided: 30 regular car spaces
 14 small spaces (14/44-32x)
 2 h/c spaces
 20 spaces in front of OHD @ Bldg. A & B
 66 spaces provided

LOADING CALC.:

Required: 12,487sqm - 4,650sqm = 3 + (7,837sqm / 4,650 = 1.6) = 2 = 5 LOADING SPACES
 Provided: 5 LOADING SPACES REQUIRED.

BUILDING HEIGHT:

Permitted: 14m
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13
 Proposed: 13.27m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION

3.2.2.7.7. GROUP F, DIV 2. UP TO 4 STOREYS, SPRINKLERED
 MAX. BLDG. AREA = 3,200 S.M. (34,444 SF) IF 3 STY.
 MAX. BLDG. AREA = 2,400 S.M. (25,833 SF) IF 4 STY.
 COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:

FLOORS: 3/4 HR.
 I.B. WALLS, COLNS. ETC.: 3/4 HR. OR NON-COMBUSTIBLE
 ROOF: 0 min.

GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

SETBACKS:

FRONT YARD - ISLAND HWY: 7.5m
 REAR YARD - MARLIN WAY: 7.5m
 SIDE YARD (SOUTH): 3.0m
 SIDE YARD (NORTH): 3.0m



CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL OCCUPANCIES, SPACES OF OCCUPANCY TO BE REPORTED TO THE CITY. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND RELATED DOCUMENTATION, AND THE COPYRIGHT PROPERTY OF THE ARCHITECT. PERMISSIONS OF THE DRAWING, SPECIFICATIONS AND RELATED DOCUMENTATION SHALL BE IN PART BE PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1	10m x 10m DEDICATION AT MARLIN WAY	12/7/23
Revised:		

3	REVISION & I/P	7/7/23
2	PLANNING PRE APP	4/18/23
1	REVIEW	4/10/22

BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C.

SITE PLAN



Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2115
 Date: JUNE 2021

A01.1

RECEIVED
RA97
 2023-DEC-11
 Current Planning